



**SAXON | GILMORE**

SAXON GILMORE & CARRAWAY, P.A.  
Attorneys and Counselors at Law

**GERALD T. BUHR, P.A.,** *of Counsel*  
7747 US Open Loop, Lakewood Ranch, Florida 34202  
*Certified City, County and Local Government Attorney*

Direct Dial: 863.508.7055  
Facsimile: 863.508.7066  
Cellular: 813-610-8108  
Email: Gerald@buhrlaw.com  
www.saxongilmore.com



*City Attorney for:*  
Town of Zolfo Springs  
City of Bowling Green  
City of San Antonio  
City of Avon Park

July 17, 2025

Florida Department of Environmental Protection  
Division of State Lands  
Florida Recreation Development Assistance Program

**RE: City of Avon Park - MLK Jr Sports Complex, 206 E. State St, Avon Park – Title Verification.**

To Whom it May Concern:

I represent the City of Avon Park as City Attorney. I have been requested to provide confirmation of “equitable title”. The City of Avon Park has equitable title to the property described above, and with a legal description attached as Exhibit “A”.

The law firm of Mechanik Nuccio Hearne & Wester, P.A., has provided an Ownership and Encumbrance Report through First American Title Insurance Company which, in my opinion, shows that the City has equitable title to the property in question.

If you have any further questions, please contact me.

Sincerely,

**GERALD T. BUHR, P.A.**

By: \_\_\_\_\_

Gerald T. Buhr

cc. Dr. Danielle Kelly, City Manager  
Melody Sauerhafer, Finance Director  
Fred Fox, Fred Fox Enterprises, Inc.

**Exhibit "A"**

**Legal Description:**

Lot Eleven (11), LESS a strip 135 feet wide off the North side, and LESS a strip 150 feet wide off the East side, and LESS a parcel described as the West 300 feet by 50 feet in the Southwest corner of said Lot 11, and LESS a tract of land running 120 feet North and South by 50 feet East and West, the East line thereof abutting on the rear line of Lots "H" and "I" and the North line thereof abutting on a portion of the South line of Lots "D" and "E" of Lot 11, Block 3, Section 23, Township 33 South, Range 28 East, as conveyed by O.V. Emerson and husband to Avon Hills, Inc., as per deed recorded in Deed Book 81, Page 216, public records of Highlands County, Florida, the property hereby conveyed being in Section 23, Township 33 South, Range 28 East.

A portion of Verona Boulevard in Avon Park as referred to in resolution recorded in Official Records Book 580, Page 927, public records of Highlands County, Florida.

Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) of a subdivision of Lot Twelve (12), in Block Three (3), in Section Twenty-three (23), Township 33 south, Range 28 east, City of Avon Park, Highlands County, Florida.

Lots 1 to 7 incl, Block "B" Flomerfelt Sub., and the North ½ of Lot 2, Block 13, and the West 300 feet by 50 feet in the Southwest corner of Block 11, all being in Section 23, Township 33 South, Range 28 East, City of Avon Park, Highlands County, Florida.